

May 30, 2006

MEMORANDUM

TO: Mr. Steve Murray, P.L.S. - Tippecanoe County Surveyor

FROM: David W. Eichelberger, P.E. - CBBEL, Indianapolis

PROJECT: **Eastatoe Subdivision Phase 1 & 2**
CBBEL Project No. 02-038 (EZ)

LOCATION: **40° 25' 15" Latitude**
-86° 44' 41" Longitude

RECOMMENDATION: **Final Approval with Conditions**

DEVELOPER/OWNER: **Unknown**

Eastatoe Subdivision Phase 1 and 2 is an 8 lot minor subdivision located on the northwest corner of County Road 850 East and State Road 26 in Franklin Township. Single-family home sites will be constructed on approximately 24.67 acres. The current land use is agricultural fields, woods, and pasture.

Based on information available to CBBEL, it does not appear that any Tippecanoe County Regulated Drain exists at or near the project site. There are no regulated drain outlets, crossings, or encroachments proposed with this development. Runoff from the site eventually discharges to an unnamed tributary to the Middle Fork Wildcat Creek. The project site is not within the Tippecanoe County MS4 Area.

This project was previously reviewed in memorandums dated April 20, and May 17, 2006 to verify that the proposed development meets the criteria for a detention exemption. After a review of the most recently provided information, CBBEL recommends final approval of the stormwater management plan with the following conditions:

Variances/Encroachments

There are no variances or regulated drain encroachments proposed with this development.

Stormwater Quantity

1. An Application for Stormwater Permit, a Notice of Intent (NOI), and proof of publication must be provided.
2. The applicant is requesting an exemption from the detention requirements, per Chapter 3, Section 2.A.iii.c of the Ordinance. The applicant has provided information indicating the peak discharge from the developed site, as well as the runoff volume to each drainage outlet, will not be increased. Moreover, the natural drainage outlets under existing conditions will not be altered under proposed conditions. Based on these site-specific circumstances, it appears that the exemption criteria have been met.

3. The applicant should provide a final certified set of construction plans that includes a comprehensive Stormwater Pollution Prevention Plan (SWPPP), culvert profiles, swale details, and other information as required by the Ordinance and Standards.
4. The applicant should provide a final certified drainage report that includes a comprehensive narrative, final existing and proposed runoff calculations and parameters, exhibits and maps, culvert and swale sizing calculations, and other information as required by the Ordinance and Standards.
5. A permanent benchmark should be noted on the construction plans and reference the vertical datum (NGVD 1929 or NAVD 1988) of the benchmark.

Stormwater Quality

1. The final certified drainage report requested above should also include post-construction stormwater quality calculations and support information to show how the proposed post-construction BMP's meet the Ordinance requirements and design criteria. A separately bound comprehensive O & M Manual should be provided and include BMP location maps and maintenance forms.
2. The applicant has delineated a tree preservation area on the erosion control plan. Additional information will be required to show how the tree preservation area will be protected in perpetuity.
3. Additional photographic documentation of the ravine system downstream of the site should be submitted.
4. The applicant should extend the proposed erosion control blanket to the proposed rock dam on lot 6, or provide some other measure to minimize erosion potential in this area.

General Conditions

1. The applicant should notify the property owners immediately north of the project site in accordance with Chapter 3, Section 2. C. of the Ordinance.
2. The applicant must present the project at the Tippecanoe County Drainage Board meeting for the project to be considered for approval.
3. The applicant should obtain approval from the Tippecanoe County Highway Department for all work proposed within future right-of-way areas and for all work within the County Road 850 East Road Right-of-Way.
4. The applicant must pay any final drainage review fees per Ordinance 2005-04-CM and submit a letter to the County Surveyor's Office stating that these fees will be paid.
5. The applicant must pay the Phase II stormwater program fees.

6. The applicant must provide proof to the Tippecanoe County Surveyor's Office (TCSO), of the formation of a Homeowners Association (HOA), which will assess sufficient funds for the inspection and maintenance of all drainage facilities. An estimate of the needed annual assessment for maintenance and inspection of the drainage facilities must also be provided to the TCSO. In addition, a yearly report must be submitted to the TCSO to show that the HOA is still active and to report the amount of assessments collected.
7. The applicant must provide recorded copies of restrictive covenants satisfactory to the Tippecanoe County Drainage Board and the Tippecanoe County Surveyor's Office.
8. A copy of the proposed Final Plat for the subdivision should be provided.
9. All listed issues must be completely addressed before final plan approval and sign-off will be granted by the County Surveyor's Office.

No error or omission in the plans, calculations or applications (whether said plans, calculations or applications have been reviewed by the review engineer or not) shall permit or release the applicant and designer from constructing this work in any other manner than that provided for in the County Ordinance.

pc: R. W. Gross & Associates, Inc.

DWE/sb
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